

**City of Greensboro Planning Department  
Zoning Staff Report  
June 14, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** W  
**Location:** 2007 Yanceyville Street

**Applicant:** James H. Peebles  
**Owner:** Revolution Studios, LLC

**From:** CD-LI (#2045 & #2199)  
**To:** CD-LI

- Conditions:**
- 1) Use limited to parking in conjunction with property to south zoned LI.
  - 2) No tractor trailer parking shall be allowed.
  - 3) A buffer zone of 10 feet wide will be retained on north boundary of all lots between areas #2045 and #2199 and residential zoning lines not a component part of Tax Map 251, Block 61, Lot 2. These buffer zones will contain opaque fencing and will be supplemented by planted vegetation (indicated on site plan attached).
  - 4) Access to Hubbard Street and Cypress Street will be permitted from parking areas. No access will be permitted to Maple Street directly from parking areas (indicated on site plan attached).

SITE INFORMATION	
<b>Existing Land Use</b>	Parking Lot
<b>Acreage</b>	5.42
<b>Physical Characteristics</b>	<i>Topography:</i> Flat <i>Vegetation:</i> None <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential 3-5 d.u./acre
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwellings (6)	RM-8
<i>South</i>	The Nussbaum Center	LI
<i>East</i>	NC A&T State University Building	LI
<i>West</i>	Railroad Tracks, Master Color Labs, Medical Building, Brady HVAC	LI

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2045	1986	This property was rezoned from Institutional 100 to Conditional Use - Industrial L by the Zoning Commission on January 13, 1986. The use was limited to parking in conjunction with the property to the south and no access was allowed to Hubbard Street, Cypress Street, and Maple Street. At this time a 10-foot wide buffer zone was established at the rear and/ or side property lines of lots facing Hubbard, Cypress and Maple Streets. This buffer zone was to be screened with planted vegetation and opaque fencing.
2199	1988	The northwestern portion of the property was rezoned from Conditional Use - Industrial L to Conditional Use - Industrial L. The conditions remained the same except that for this segment of the property the buffer condition was changed to "Existing opaque fencing along north property line shall be retained and supplemented by planted vegetation on north side of fence where practicable and allowable." See staff comments for explanation of the change in this condition.

<b>DIFFERENCES BETWEEN CD-LI &amp; CD-LI (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS</b>
<b>CD-LI:</b> LI Districts are primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. The two existing CD-LI Districts (#2045 and #2199) do not allow access to Cypress, Hubbard and Maple Streets.
<b>CD-LI:</b> The proposed CD-LI District would allow access to Cypress and Hubbard Streets but would allow no access to Maple Street directly from parking areas.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Yanceyville Street - Major Thoroughfare
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Yanceyville Street ADT = 17,218
<b>Trip Generation</b>	N/A.
<b>Connectivity</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	N/A.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, property drains to South Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Reinvestment/Infill Goal:* Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*Economic Development Goal:* Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

*POLICY 5D:* Preserve and promote Greensboro's historic resources and heritage.

*POLICY 6A.4:* Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Low Residential (3-5 d.u./acre):* This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

**Reinvestment Area:** Reinvestment areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

## **CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## **STAFF COMMENTS**

**Planning:** When this property was initially rezoned to Conditional Use – Industrial L in 1986, a condition was established which stated “no access to Cypress Street, Hubbard Street and Maple Street”. The applicant stated at that time that their intention was to direct the whole flow of traffic into Yanceyville Street and not go north up to Cornwallis Drive through any subdivision. Furthermore, an accompanying rezoning application rezoned the property behind the lots fronting on the west side of Hubbard Street to Residential 90S. The applicant pointed out that this was done since “the residential neighborhood to the north is being taken into consideration” and that “the property behind the houses on Hubbard Street be zoned Residential 90S, which is the same zoning as those houses”. That property behind the houses was to be left as open space.

The Planning Department recommended approval of the 1986 rezoning proposal. At that time, staff pointed out that the property had been rezoned for a mixed use development consisting of housing, office space and commercial shops; however, that project was deemed not to be feasible. It was pointed out that the 1986 rezoning would allow some reasonable use of the property without going back to the heavy industrial use that once was there. Staff approved of the conditions which provided for opaque screening along the residential property and the prohibition of commercial access to Hubbard, Cypress and Maple Streets. Staff pointed out that when the parking lots were refurbished and development occurred, Hubbard and Cypress Streets would be terminated. As long as Maple Street remained open, any traffic could use that street but it could not do so directly from the subject property.

In September of 1988, the Zoning Commission considered a rezoning proposal to change a condition on a portion of the property rezoned in 1986. The only requested change was to the condition that a buffer zone 10 feet wide would be provided at the rear or side of lots facing Hubbard, Cypress and Maple Streets. The applicant's agent pointed out that opaque cedar fencing had been installed along the outside of the industrial fencing to shield the houses. It was stated that the intent of the original condition was to afford a buffer both in use and appearance from the existing industrial property, the Cone Mills plant and a parking lot. The idea was to have a planted buffer outside the fence along the north property line, particularly as it affected the lots between Hubbard and Cypress Streets. However, they ran into a problem when it was determined that they did not have 10 feet of width on the north side because of where the opaque fence was placed relative to the north property line. In order to carry out the intent of condition it would have involved moving back a substantial heavy-duty industrial fence which was imbedded in concrete to gain another five feet. Therefore, they requested the

condition be changed to allow them to retain the fence and do the required planting next to the north property line “where practical and allowable”. There was neighborhood opposition to this request based upon the fact that the four conditions initially approved in 1986 were being violated. The Planning Department recommended against this change, stating that the fencing condition was known at the time of the rezoning and staff did not see any reason why the violation should not be corrected to bring the property into compliance with the approved conditions. The Zoning Commission denied that request; however, it was appealed and City Council approved the change of condition in October 1988.

Based upon the foregoing history relative to the conditions pertaining to this property and based upon the protection to the adjacent neighborhood afforded by those conditions, staff feels that these conditions should remain in full force and effect. In particular, allowing nonresidential traffic access to Hubbard and Cypress Streets will not be consistent with Connections 2025 Policy 6A.4. Allowing such traffic on these streets would be inconsistent with the neighborhood’s livability and would certainly not protect it from potential negative impacts.

Currently, Maple Street is used for nonresidential parking associated with Revolution Mills. If Hubbard and Cypress streets are allowed to carry nonresidential traffic to parking lots associated with Revolution Mills, not only will the neighborhood experience an increase in traffic but those streets will be available for such nonresidential parking as well.

Staff feels that certain promises were made to the neighborhood in both 1986 and 1988 that the residents would not experience the negative aspects of through traffic between Cornwallis Drive and Revolution Mills and that those promises should be kept through the retention of the existing conditions.

**GDOT:** GDOT will not approve access/connection to Hubbard Street or Cypress Street for this development. Even though it does not have direct access to Maple Street, it does have access to Maple Street. The existing access to Maple Street and the access point on Yanceyville Street is sufficient to serve this site.

**Water Resources:** No additional comments.

**HCD:** No comments.

## **STAFF RECOMMENDATION**

Based upon all the information contained in this report, the Planning Department recommends denial.